

AUTOCAD FILE

SITE PLAN IS AVAILABLE TO ASSIST WITH IDENTIFYING FUTURE BUILDING

BOUNDARY LINES AND ON-SITE TOPOGRAPHY ARE AS SHOWN ON ALTA/ACSM TITLE SURVEY BY AND PAVING LIMITS. BARGHAUSEN CONSULTING ENGINEERS, DATED 5/13/2014. TRIAD LOCATED WETLANDS IN THE SOUTH WEST PORTION OF THE SITE AND OFFSITE STORM DRAIN STRUCTURES SOUTHWESTERLY OF THE SITE. DATE OF TRIAD FIELD WORK WAS JULY 2015. WETLANDS WERE DELINEATED BY WETLAND RESOURCES, INC.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A LEICA ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC

PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE

RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF

THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO

OTHER PERMITS REQUIRED OUTSIDE OF C.O.I.

- NPDES FROM WASHINGTON STATE DEPARTMENT OF ECOLOGY SEWER AND WATER FROM SAMMAMISH PLATEAU WATER
- FRONTAGE FROM CITY OF SAMMAMISH FOREST PRACTICE PERMIT FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES JARPA FROM CORPS OF ENGINEERS

ARCHITECT ELEVATION KEY

THESE DRAWINGS AS A RESULT.

ARCHITECTURAL FINISHED FLOOR ELEVATION 100'-0" = CIVIL FINISHED FLOOR ELEVATION 510.00

SETBACKS	REQUIRED	PROVIDED
FRONT:	10'	>10'
SIDE	6'	>6'
REAR	20'	>20'

IBC CONSTRUCTION TYPE AND USE

- HIGH SCHOOL BUILDING •• GYMNASIUM BUILDING: TYPE II-A •• COMMONS BUILDING: TYPE II-B
- PAC BUILDING: TYPE II-B ••• USE AND OCCUPANCY: A-1, A-2, A-3, A-4, B, E, S-1, U ELEMENTARY SCHOOL BUILDING: TYPE II-B
- •• USE AND OCCUPANCY: A-2, A-3, B, E, S-1 GARAGE STRUCTURE: TYPE I-B •• USE AND OCCUPANCY: S-2

PHASING NOTE PHASING OF PROJECT CONSTRUCTION IS DEPENDANT ON OVERALL PROJECT TIMELINE AND PERMIT APPROVAL SCHEDULE. CONSTRUCTION PHASING INFORMATION (IF NEEDED) TO BE PROVIDED AT LATER DATE.

HORIZONTAL DATUM HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91.

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. BASIS OF BEARINGS IS NORTH 01°27'15" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9. TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., PER KING COUNTY POINTS 2247 (SOUTHEAST CORNER SECTION 9) AND 2237 (EAST QUARTER

SITE AREAS:

EXTENSION AGREEMENT.

GROSS SITE AREA: 40.79 ACRES = 1.776.812SF DEVELOPABLE SITE AREA: 27.89 ACRES = 1,214,918 SF BASE SITE AREA: 34.19 ACRES = 1,489,316 SF PERVIOUS SURFACE: 22.95 ACRES = 999,702 SF = 67.10% IMPERVIOUS SURFACE: 11.24 ACRES = 489614.4 SF = 32.88%

GROSS FLOOR AREA OF ALL BUILDINGS: 351,812 SF FLOOR AREA RATIO (FAR)= GROSS BUILDING AREA OF BUILDING(S)/DEVELOPABLE SITE AREA = 0.290

LANDSCAPE REQUIREMENTS SEE SHEET(S) L 0.0 LU-L 2.8 LU FOR LANDSCAPING REQUIRMENTS

FIRE FLOW RATES AND ERUS THIS INFORMATION HAS BEEN PROVIDED TO SAMMAMISH PLATEAL WATER UNDER SEPERATE COVER AS PART OF THE DEVELOPER'S

Sheet List Table			
Sheet Number	Sheet Title		
C0.1 LU	COVER SHEET		
C0.2 LU	SURVEY COVER		
C0.3 LU	TOPOGRAPHIC SURVEY		
C0.4 LU	TOPOGRAPHIC SURVEY		
C0.5 LU	TOPOGRAPHIC SURVEY		
C1.0 LU	SITE PLAN		
C1.1 LU	SLOPES MAP		
C1.2 LU	CUT AND FILL MAP		
C2.0 LU	CIRCULATION PLAN		
C2.1 LU	ROAD SECTIONS		
C3.0 LU	FIRE AND RESCUE PLAN		
C3.1 LU	ROAD PROFILE		
C4.0 LU	STORMWATER PLAN		
C5.0 LU	WATER, SEWER AND UTILITIES		
LG0.0 LU	COVER SHEET		
L0.0 LU	OVERALL TREE RETENTION PLAN		
L0.1 LU	TREE RETENTION PLAN		
L0.2 LU	TREE RETENTION PLAN		
L0.3 LU	TREE RETENTION PLAN		
L0.4 LU	TREE RETENTION PLAN		
L0.5 LU	TREE RETENTION PLAN		
L0.6 LU	TREE RETENTION PLAN		
L0.7 LU	TREE RETENTION PLAN		
L0.8 LU	TREE RETENTION SCHEDULE		
L0.9 LU	TREE RETENTION SCHEDULE		
L0.10 LU	TREE RETENTION SCHEDULE		
L0.11 LU	TREE RETENTION SCHEDULE		
L0.12 LU	TREE DEMO SCHEDULE		
L0.13 LU	TREE DEMO SCHEDULE		
L0.14 LU	TREE DEMO SCHEDULE		
L1.0 LU	OVERALL MATERIALS PLAN		
L1.1 LU	MATERIALS PLAN		
L1.2 LU	MATERIALS PLAN		
L1.3 LU	MATERIALS PLAN		
L1.4 LU	MATERIALS PLAN		

GRASSPAVERS L1.5 LU MATERIALS PLAN L1.6 LU MATERIALS PLAN L1.7 LU MATERIALS PLAN L1.8 LU FENCING DIAGRAM L1.9 LU WALL DIAGRAM L1.10 LU MATERIALS IMAGE BOARD OVERALL PLANTING PLAN L2.0 LU L2.0.A LU PLANTING SCHEDULE L2.1 LU PLANTING PLAN L2.2 LU PLANTING PLAN L2.3 LU PLANTING PLAN PLANTING PLAN L2.4 LU L2.5 LU PLANTING PLAN L2.6 LU PLANTING PLAN PLANTING PLAN INLANTING DETMIS A1.0 LU HIGH SCHOOL ELEVATIONS **ELEMENTARY SCHOOL ELEVATIONS** A1.1 LU A1.2 LU GARAGE ELEVATIONS A2.0 LU HIGH SCHOOL FLOOR PLANS ELEMENTARY SCHOOL FLOOR PLANS A2.1 LU GARAGE FLOOR PLANS A2.2 LU A5.27 EXTERIOR DETAILS A5.34 EXTERIOR DETAILS G1.00 ARCHITECTURAL SITE PLAN G1.02 ARCHITECTURAL SITE DETAILS ARCHITECTURAL SITE DETAILS G1.03 E1.01 SITE PLAN-ELECTRICAL SITE PLAN-LIGHT CALC

STADIUM/OVERALL S PARKING SITE STANDARD ADA SITE VAN ADA STALLS SITE EV STALLS STRUCTURED PARKIN TOTAL REQUIRED)

∺ SE 42ND ST · ISSAQUAH PINE LAKE RD AND SE KLAHANIE BLVD BUS STOP

SITE INFORMATION

PARCEL NO: 1624069029, 1624069001, 1624069031 SECTION 16, TOWNSHIP 24N, RANGE 6E, W.M. ZONING: CF-F

LEGAL DESCRIPTION

FOUND MONUMENT AS NOTED

SET NAIL AND WASHER

FOUND PROPERTY CORNER

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

STORM CATCH BASIN

POWER TRANSFORMER

FIRE DEPARTMENT CONNECTION

IRRIGATION CONTROL VALVE

CW-COTTONWOOD, M-MAPLE

ROOFDRAIN LINE FOOTING DRAIN

ASPHALT

CONCRETE

UTILITY POWER POLE

STORM MANHOLE

YARD DRAIN

GUY ANCHOR

JUNCTION BOX POWER METER POWER VAULT

LUMINAIRE

FIRE HYDRANT

WATER METER

WATER VALVE

WATER VAULT

C-CEDAR, P-PINE

P-PLUM, U-UNKNOWN

GAS METER

GAS VALVE

SET REBAR AND CAP

MAIL BOX

SIGN AS NOTED

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 192692-TC DATED AUGUST 8, 2019

COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43′57" WEST ALONG THE EAST LINE THERCOF 534.69 FEET; THENCE NORTH 88°16′03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING: THENCE CONTINUING NORTH 88°16′03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 808.00 FEET: THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, OWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF

TANGENCY: THENCE 58°16'03" WEST 543 65 FEET TO A POINT OF CURVE-THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00 AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 202.00 FEET; THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE. THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT:

THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT DR SE

224TH LANE SE

PROVIDENCE

HEIGHTS LOOP

THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A

PROPOSED

_____ D ____

_____ S ____

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____ X ____ X ____

THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE: THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.; THENCE SOLITH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF REGINNING. EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION LINDER KING COLINTY RECORDING NUMBER 8605301830. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET; THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02"

ELEMENTARY SCHOO

ES STANDARD ADA ST

ES VAN ADA STALLS

ES EV STALLS

HIGH SCHOOL (HS) TO

HS STANDARD ADA ST

HS VAN ADA STALLS

HS EV STALLS

PARKING

ED PARKING OUNTS			PROVIDED PARKING	
			STALL COUNTS	L COUNTS
	NUMBER OF STALLS	Ţ	LOCATION	NUMBER OF STA
OL (ES) TOTAL	96	(ELEMENTARY SCHOOL (ES) TOTAL PARKING	96
STALLS	3		ES STANDARD ADA STALLS (COMPACT)	3
	1		ES VAN ADA STALLS (COMPACT)	2
		>	ES STANDARD STALLS (NON ADA)	68
		(ES COMPACT STALLS (NON ADA)	23
		(ES % COMPACT STALLS	29%
		(BICYCLE PARKING	8
		>	ES EV STALLS	10
OTAL	421	>	HIGH SCHOOL (HS) TOTAL PARKING	545
STALLS	7	>	HS STANDARD ADA STALLS (NON-STRUCTURED)	3
	2		HS VAN ADA STALLS (NON-STRUCTURED)	2
		>	HS STANDARD STALLS (NON-ADA/NON-STRUCTURED)	92
		>	HS STRUCTURED STALLS	453
		1	HS STRUCTURED VAN ADA STALLS	4
		>	HS STRUCTURED STANDARD ADA STALLS	5
		>	HS COMPACT STALLS (STRUCTURED)	79
			HS % COMPACT STALLS	14%
SITE TOTAL		(BICYCLE PARKING	60
SITE TOTAL	667	1	HS EV STALLS	15
STALLS	12	>	TIS EV STALLS	13
.S	3	>	STADIUM/OVERALL SITE TOTAL PARKING	669
		>	SITE STANDARD ADA STALLS	9
NG (50% OF	334	>	SITE VAN ADA STALLS	8
		(SITE EV STALLS	25

HS EVENT PARKING

BICYCLE PARKING

BUS PARKING - TOTAL

STRUCTURED PARKING

BUS PARKING- HIGH SCHOOL

BUS PARKING- ELEMENTARY

71 Columbia Street, Suite 500 Seattle, Washington 98104

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CIVIL ENGINEER 1200 6th Avenue, Suite 1620 Seattle, WA 98101 T (206) 267 2425 LANDSCAPE ARCHITEC

1200 6th Avenue, Suite 1620 Seattle, WA 98101 T (206) 267 2425

STRUCTURAL ENGINEER 1011 Western Avenue, Suite 810 Seattle, WA 98104

T (206) 292 5076 MECHANICAL ENGINEER 1201 Third Avenue, Suite 600 Seattle, WA 98101

T (206) 448 3376 **ELECTRICAL ENGINEER** Travis Fitzmaurice & Associates 1200 Westlake Ave N, Suite 509 Seattle, WA 98109

T (206) 285 7228

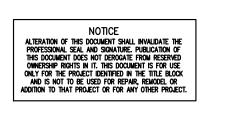
THEATER PLA Designs 5285 NE Elam Young Pkwy, Ste B500 Hillsboro, OR 97124 T (503) 642 2168 **GENERAL CONTRACTOR**

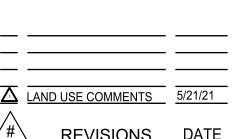
Skanska 221 Yale Ave N, Suite 400 Seattle, WA 98109 T (206) 726-8000

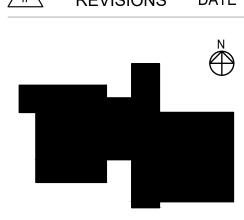












ISSAQUAH SCHOOL DISTRICT **ISSAQUAH HS #4**

ES #17

4221 228TH AVE SE; ISSAQUAH,

09.25.2020 Jurisdiction Stamp Area